

Portolio



76 RAMSEY PLACE

Rosyth, Fife KY11 2YQ

Fixed Price £75,995

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Located in a popular residential area of Rosyth, this spacious first-floor flat is being sold with the tenants in situ as a buy-to-let investment. The current tenant has been resident since April 2021, providing an immediate and reliable rental income from day one. The accommodation comprises an entrance hallway, a lounge, a fitted kitchen, two bedrooms, and a bathroom. The property was built in circa 1970 and further benefits from a gas-fired combination central heating system, aluminium double-glazed windows, and access to communal garden grounds. The property is being sold with the tenants in situ as a buy-to-let investment property.

The property is fully compliant, and the tenant has been resident since April 2021, providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £6,540, which represents an immediate yield of 8.7%. The current market value is between £600 - £700pcm. The property is sold as seen, and the sale price includes all the inventory items. The Home Report value is £85K. There are no block factoring fees.

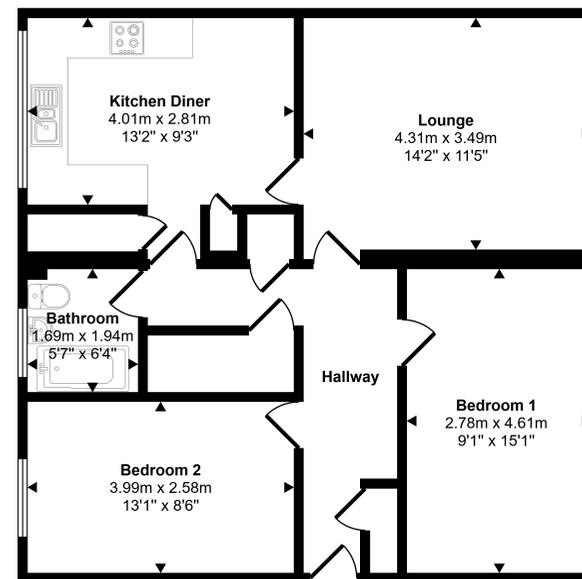
Rosyth offers excellent transport links via the M90 and Rosyth Railway Station, as well as a wide range of amenities including local shops, schools, parks, and leisure facilities. Dunfermline city centre is also within easy reach, offering further retail, transport, and entertainment options. A strong, ready-made investment opportunity in a well-connected and consistently popular rental location.



FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- Home Report £85,000
- Current rental £545pm
- Current Yield 8.6%
- Unfurnished Let
- EPC Rating C
- 76 sq m

Approx Gross Internal Area
71 sq m / 768 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.